069.0	0005	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,329,700	/	1,329,700
USE VALUE:	1,329,700	/	1,329,700
ASSESSED:	1,329,700	/	1,329,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		MYSTIC BANK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WOOLKALIS BRANDON A &
Owner 2:	BOLESKY KARA E
Owner 3:	
Street 1:	12 MYSTIC BANK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LECHTENBERG ELEANOR C -
Owner 2:	TRS/LECHTENBERG TRUST -
Street 1:	12 MYSTIC BANK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,010 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1914, having primarily Clapboard Exterior and 2643 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8010.000	636,400		693,300	1,329,700
Total Card	0.184	636,400		693,300	1,329,700
Total Parcel	0.184	636,400		693,300	1,329,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 503.10 | /Parcel: 503.1

Legal Description

User Acct

44516

GIS Ref

GIS Ref

Insp Date

10/25/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 069.0-0005-0003.A

!5968!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	632,400	0	8,010.	693,300	1,325,700	1,325,700	Year End Roll	12/18/2019
2019	101	FV	508,200	3600	8,010.	643,800	1,155,600	1,155,600	Year End Roll	1/3/2019
2018	101	FV	508,200	3600	8,010.	643,800	1,155,600	1,155,600	Year End Roll	12/20/2017
2017	101	FV	508,200	3600	8,010.	564,600	1,076,400	1,076,400	Year End Roll	1/3/2017
2016	101	FV	514,500	3600	8,010.	515,000	1,033,100	1,033,100	Year End	1/4/2016
2015	101	FV	392,900	3700	8,010.	455,600	852,200	852,200	Year End Roll	12/11/2014
2014	101	FV	332,500	3700	8,010.	430,800	767,000	767,000	Year End Roll	12/16/2013
2013	101	FV	332,500	3700	8,010.	410,000	746,200	746,200		12/13/2012

PRINT

Date	Time
12/10/20	20:47:21

LAST REV

Date	Time
10/10/19	17:16:06

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5968

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LECHTENBERG ELE	63694-263		6/2/2014		1,075,000	No	No		
BRAVEMAN THEODO	37602-374		1/8/2003		818,500	No	No		
BRAVEMAN THEODO	30762-423		10/15/1999	Family	1	No	No		
BECKER JO ANN S	27670-422		9/15/1997		430,000	No	No		Y

USER DEFINED

Prior Id # 1:	44516
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/30/2018	1066	Redo Kit	22,000	C				
12/9/2014	1679	Addition	23,000					Contract for addit
4/23/2014	371	Manual	11,000					
11/21/2007	1074	Dormers	80,000			G9	GR FY09	30 FT DORMER
5/10/2001	276	Wood Dec	5,500	O				ADD 16X22 TO EXIST
11/9/2000	906	Alterati	10,000	C				ADD SHOWER TO 1/2

ACTIVITY INFORMATION

Date	Result	By	Name
10/25/2018	MEAS&NOTICE	BS	Barbara S
6/16/2014	External Ins	PC	PHIL C
4/13/2009	Measured	372	PATRIOT
4/5/2003	MLS	MM	Mary M
12/9/1999	Inspected	263	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	263	PATRIOT
10/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8010		Sq. Ft.	Site		0	70.	1.24	12			View	50					693,320						693,300	

Total AC/HA: 0.18388 | Total SF/SM: 8010 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 693,320 | Spl Credit | Total: 693,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:	DV - GDV		

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	7 - Above Avg.		
Sec Int Wall:			%
Partition:	E - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.16008019
Const Adj.:	1.45515442
Adj $ / SQ:	177.250
Other Features:	120500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	667069
Depreciation:	30685
Depreciated Total:	636383

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	4	Baths:	2	HB	

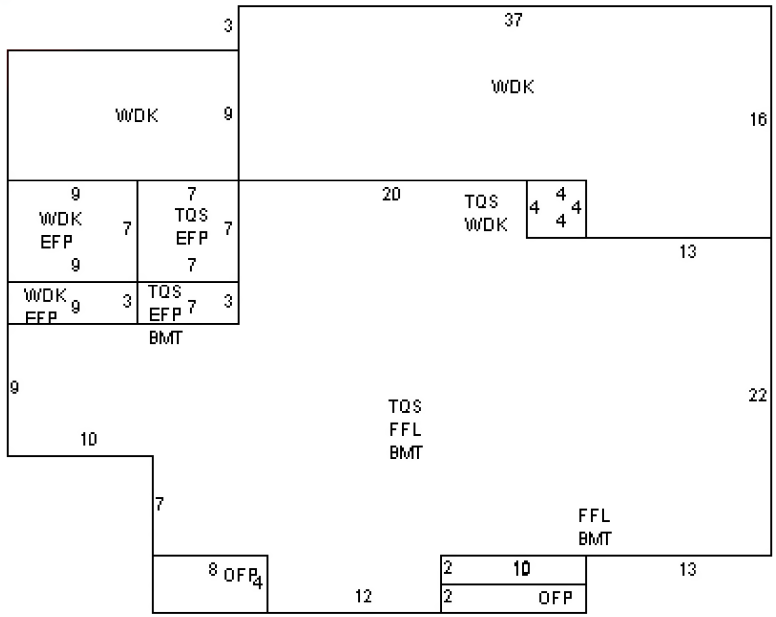
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	4	
Totals			
1	6	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	194.98
Special Features:	0	Val/Su Net:	152.03
Final Total:	636400	Val/Su SzAd	309.16

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,169	85.080	99,459
FFL	First Floor	1,148	177.250	203,483
TQS	3/4 Story	911	177.250	161,386
WDK	Deck	746	10.680	7,968
EFP	Enclos Porch	160	64.380	10,300
OFP	Open Porch	52	64.030	3,329

Net Sketched Area:	4,186	Total:	485,925
Size Ad	2058.5	Gross Are	4489	FinArea	2643
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

069.0-0005-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc